

## MEETING RECORD

**NAME OF GROUP:** City Board of Zoning Appeals

**DATE, TIME AND**

**PLACE OF MEETING:** Friday, January 25, 2002, 1:30 p.m., City Council Chambers,  
County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS AND OTHERS**

**IN ATTENDANCE:** **Members:** Linda Wibbels, Gerry Krieser, George Hancock,  
Gene Carroll, and Tom Wanser

**Others:** Rodger Harris (Building and Safety), Tonya  
Skinner (City Law Dept.), Jason Reynolds and  
Missy Minner (Planning Dept.), applicants and  
other interested parties.

**STATED PURPOSE**

**OF THE MEETING:** Monthly Meeting of the City Board of Zoning Appeals

Chair Hancock called the meeting to order and requested a motion approving the minutes of the December 21, 2001 meeting. Motion for approval made by Wanser, second by Carroll. Motion for approval carried 3-0; Wanser, Carroll, and Hancock voting 'yes'; Krieser and Wibbels abstaining.

### **City Board of Zoning Appeals No. 2319**

**Requested by Robert Bryant for a variance to allow a ground sign to be located 8' from the lot line on property located at 6211 'O' Street.**

**PUBLIC HEARING**

**January 25, 2002**

Robert Bryant, property owner at 6211 O Street, appeared. They currently have a sign on O Street which they will need to move due to the O Street widening project. Building code requires a 15' setback from O Street and from Eastridge Drive. That would cause loss of 1 or 2 parking stalls. The requested variance would bring them into compliance with the required setback on O Street, place the sign 8' from Eastridge Drive, and be located just off the parking lot. They will lose their exist from the parking lot onto O Street, which is why they want to keep sign on that side of property. They feel this is a fairly unique situation. If you drive past their property, it is difficult to get back to it. You have to go almost a mile before you can turn around to get back to their parking lot.

They will be using the same sign, but it will be repainted. They hope to install some landscaping around it. The sign will be moved at his cost per an agreement made at the time of the installation of the sign.

They need to place it just outside of the parking lot to avoid the sign being blocked from sight by cars parked on either side of it.

Rodger Harris indicated that Building & Safety had verified that the new location meets the sight line standards.

Joseph Jarboe, 140 Eastridge Drive, appeared in support of the application. He asked the Board to approve the variance. If the variance is not granted, Mr. Bryant will lose parking stalls which will force people to park in front of his house. He has already had to do a sewer repair because of heavy equipment that had been parked in front of his house. The City installed a no parking sign at his request.

With no one further appearing, the public hearing was closed.

**ACTION**

**January 25, 2002**

Wanser moved approval, seconded by Krieser.

Motion for approval carried 5-0; Wanser, Krieser, Wibbels, Carroll, and Hancock voting 'yes'.

**City Board of Zoning Appeals No. 2320**

**Requested by David McEwen, on behalf of Jean Lake, for a variance to the rear yard setback on property located at 4600 Bryan Circle.**

**PUBLIC HEARING**

**January 25, 2002**

David McEwen appeared on behalf of Jean Lake who would like to build an addition to her home. He read into the record a statement, a copy of which is attached (Exhibit A) and incorporated herein.

With no one further appearing, the public hearing was closed.

**ACTION**

**January 25, 2002**

Wanser moved approval, seconded by Wibbels.

Wanser moved to approve because the property is unique in the setback situations throughout the neighborhood. The 18' requested is well within the boundaries of neighborhood. The variance would benefit the neighborhood.

Hancock clarified that the storage shed in the back yard is on the applicant's property.

Motion for approval carried 3-2; Wanser, Wibbels, and Krieser voting 'yes'; Carroll and Hancock voting 'no'.

**City Board of Zoning Appeals No. 2321**

**Requested by Mark Hunzeker for a variance to the front and side yard requirements on property located at 4231 Franklin Street.**

**PUBLIC HEARING**

**January 25, 2002**

The applicant sent a request to defer this item until the next meeting.

Wanser moved to defer this item to the next meeting, seconded by Krieser.

Motion to defer carried 5-0; Wanser, Krieser, Wibbels, Carroll, and Hancock voting 'yes'.

**City Board of Zoning Appeals No. 2318**

**Requested by Bill Blake, on behalf of Mel Finke, for a variance to the front yard setback on property located at 820 Lakeside Drive.**

**ACTION**

**January 25, 2002**

Staff indicated that there had been an error on the legal ad for this item prior to its public hearing. This item will need to be re-advertised for public hearing and action at the next meeting.

There being no further business, the meeting adjourned at 1:53 pm.